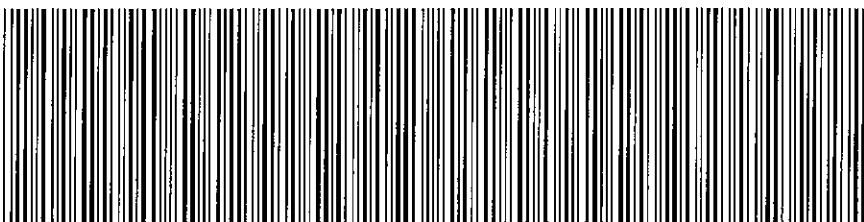


Exhibit D

(Immediately Follows This Page)

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2016041801234002001EC11B
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2016041801234002
Document Date: 04-11-2016
Preparation Date: 04-18-2016
Document Type: ASSIGNMENT, MORTGAGE
Document Page Count: 4
PRESENTER:

KENSINGTON VANGUARD NATIONAL LAND
SERVICES
39 W37TH STREET, 3RD FLOOR
(826161)
NEW YORK, NY 10018
212-532-8686

RETURN TO:

KRISS 7 FEUERSTEIN LLP
360 LEXINGTON AVENUE, 12TH FLOOR
NEW YORK, NY 10017
ATTN: JEROLD C. FEUERSTEIN, ESQ.

Borough		Block Lot		PROPERTY DATA	
		Unit	Address		
QUEENS		9317 21	Entire Lot	110-19 ATLANTIC AVENUE	
Property Type: COMMERCIAL REAL ESTATE					

CROSS REFERENCE DATA
CRFN: 2011000189752
PARTIES
ASSIGNOR/OLD LENDER:

BIBI N. AHMAD
C/O LAW OFFICES OF PARMANAND RAMDASS, P.C.,
97-13 101ST AVENUE
OZONE PARK, NY 11416

ASSIGNEE/NEW LENDER:

MLF3 ATLANTIC LLC
14 EAST 38TH STREET, 12TH FLOOR
NEW YORK, NY 10016

FEES AND TAXES
Mortgage :

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
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Spec (Additional):	\$	0.00
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TASF:	\$	0.00
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MTA:	\$	0.00
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NYCTA:	\$	0.00
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Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	57.00
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Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

	\$	0.00
--	----	------

NYC Real Property Transfer Tax:

	\$	0.00
--	----	------

NYS Real Estate Transfer Tax:

	\$	0.00
--	----	------

RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK

Recorded/Filed 06-13-2016 15:31

City Register File No.(CRFN):

2016000199007


Annette McMill

City Register Official Signature

ASSIGNMENT OF SECOND MORTGAGE

From

BIBI N. AHMAD
("Assignor")

To

MLF3 ATLANTIC LLC
("Assignee")

Dated: April 11, 2016

Property Address:

110-19 Atlantic Avenue
Richmond Hill, New York 11418
Block: 9317
Lot: 21
County: Queens
State: New York

RECORD & RETURN TO:

Kriss & Feuerstein LLP
360 Lexington Avenue, 12th Floor
New York, New York 10017
Attn: Jerold C. Feuerstein, Esq.

ASSIGNMENT OF SECOND MORTGAGE

This Assignment of **Second Mortgage** is made and entered into as of the 11th day of April, 2016, by and between **BIBI N. AHMAD**, an individual with an address at c/o Law Offices of Parmanand Ramdass, P.C., 97-13 101st Avenue, Ozone Park, New York 11416 (“Assignor”) and **MLF3 ATLANTIC LLC** with its place of business at 14 East 38th Street, 12th Floor, New York, New York 10016 (“Assignee”).

WITNESSETH:

That for good and valuable consideration, Assignor does hereby assigns without recourse, representation or warranty, except as otherwise expressly set forth in that certain Mortgage Loan Purchase Agreement, dated as of April 1, 2016, as amended (the “Purchase Agreement”) by and between the Assignor as seller, and Assignee as purchaser, to Assignee all of Assignor’s right, title, and interest in and to a certain **Second Mortgage** in the original principal amount of \$490,000.00 (the “Mortgage”) made by ATLANTIC 111st LLC, a New York limited liability company (“Borrower”) to EDUL N. AHMAD, as the therein (“Lender”) dated as of the 3rd day of May, 2011, which Mortgage was recorded on May 26, 2011 in the office of the City Register of the City of New York, Queens County as CRFN 2011000189752, as assigned to Assignor in that certain assignment of mortgage May 3, 2011 and recorded in the Office of the City Register of the City of New York, Queens County at CRFN# 2011000189753, with all of Assignor’s right, title, and interest in and to the real property located at 110-19 Atlantic Avenue, Richmond Hill, New York 11418, as more particularly described in EXHIBIT “A” hereto.

TOGETHER with the bonds or notes or obligations described in said mortgage, and the monies due and to grow due thereon with the interest;

TO HAVE AND TO HOLD the same unto Assignee and to the successors, legal representatives and assigns of Assignee forever.

The word “assignor” or “assignee” shall be construed as if it read “assignors” or “assignees” whenever the sense of this instrument so requires.

This Assignment shall be governed by, and construed in accordance with, the laws of the State of New York. This assignment is not subject to the requirement of section 275 of the Real Property Law because it is an assignment within the secondary market.

[NO FURTHER TEXT ON THIS PAGE]

WITNESS, this Assignment has been duly executed as of the day and year first above written.

ASSIGNOR:

By: Bibi N. Ahmad
Bibi N. Ahmad, an individual

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

On the 11th day of April, in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared, BIBI N. AHMAD, sworn to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.


Notary Public

MARIA DI TORO
Notary Public, State of New York
No. 01D16325959
Qualified in New York County
My Commission Expires 06-08-2019

EXHIBIT A

Legal Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 111th Street and the northerly side of Atlantic Avenue;

RUNNING THENCE northerly along the westerly side of 111th Street, 124.26 feet;

THENCE westerly at right angles to the westerly side of 111th Street, 100.11 feet;

THENCE southerly at right angles to the last described course, 25.02 feet;

THENCE westerly at right angles to the last described course, 20.02 feet;

THENCE southerly at right angles to the last described course, 98.36 feet to the northerly side of Atlantic Avenue;

THENCE easterly along the northerly side of Atlantic Avenue, 120.13 feet to the corner aforesaid, the point or place of BEGINNING.